

# Maple Valley Comprehensive Plan Update

## 23 April 2014 Town Hall Meeting Responses

1. Do you consider economic development and redevelopment as an important consideration for the City's future and focus for the comprehensive plan?

**Yes                      36                      No                      0**

- This should be the City's #1 priority.
- It's the only consideration. If we don't develop and grow economically, we will be in trouble.
- It is imperative for City's financial health (we need a diverse funding stream) and to meet the demand of our citizens to work where they live. Focus on daytime jobs.
- Without employment centers that create living wage jobs we cannot effectively grow.
- Focus on new development with willing property owners to make an initial major impact.
- High tech, including the manufacture of bio-medical devices, could be an area for economic growth.
- Top priorities should be office development and technology.
- Multi-family housing is a valuable piece of economic development. It not only adds to the diversity of housing, but adds people to support business, resulting in business expansion.
- Transportation is a big concern for city and rural unincorporated residents alike.
- The City's processes appear to be too slow. Approvals of development applications, for example, take too long.

2. Do you support mixed-use development such as multi-family/commercial/office in the same building or on the same site? **Yes or No** (please circle one)

**Yes                      39                      No                      2**

- In both the same building and on the same site.
- Both options are ideal ways to utilize property for its maximum density.
- Even if not feasible today, don't foreclose the future opportunity. We will eventually get to a demand for multi-family above commercial and retail spaces.
- The first story should be retail; stories 2-5 for residential.
- Develop it in conjunction with employment centers and schools.
- Snoqualmie Ridge may be an example we could learn from.
- If done tastefully
- It must be of a high quality
- Make sure it is well considered
- No more "landing style" development; it doesn't fit the style of Maple Valley.
- Condos above shops would be excellent. Consider underground parking for residents.
- Don't let more low-income housing into the city. Condos are preferable to apartments on the assumption the former will be lived in by the owners.
- Focus it in town center

3. Would you support height limits higher than the existing 35-foot height limit in commercial zones? If yes, how high?

A) 35 feet, 3 stories	2
B) 35 to 50 feet, 4 stories	9
C) 50 to 65 feet, 5 stories	16
D) Higher than 65 feet	18

- Don't like arbitrary limits. More concerned about aesthetics.
- Let the market dictate.
- Allow buildings of four stories outright; allow five stories with tradeoffs for design and open space.
- Must be of a high quality and fit with the community character.
- Make sure impacts on surrounding neighborhoods are minimized.
- Taller buildings need to look nice and fit within the community.
- We need to stay flexible. What are we telling developers what they can build? We need to say "YES, you can build that," whatever it may be. Don't limit the perks we can offer.

4. With the new high school being constructed at Summit Place (the Donut Hole), what lands uses should be considered on the remaining 120 acres?
- |   |   |
|---|---|
| Commercial development/business or office park/corporate campus | 9 |
| Training center for the trades/technical school/ college        | 9 |
| High tech, light, or other advanced manufacturing               | 8 |
| Employment center   | 3 |
| Business and educational “after school” activities              | 1 |
| Multi-family housing (apartments/condos)                        | 9 |
| Single family housing   | 3 |
| Mixed uses (commercial, retail, residential)                    | 5 |
| Open space/park   | 8 |
| Ball fields   | 4 |
| Recreational uses (unspecified)                                 | 3 |
| Gathering place   | 1 |
| Youth Center  | 1 |
| Community center  | 1 |
| Services and entertainment to attract young adults              | 1 |
| Farmers’ market   | 1 |
| Movie theatre   | 1 |
| Amphitheater  |   |
| Dog park  | 1 |
| Transit center  | 1 |
| City maintenance yard   | 1 |
| New elementary school   | 1 |
| No development  | 1 |
| No residential  | 1 |
- Talk the owners of Elk Run into selling it for multi-family development and buying the golf course from the City.
  - Let the market decide. Let developers tell the City what would work.
  - The eight acres to the north should be rezoned to R12 at the least.
  - Put on the property anything that supports social and cultural and economic growth

5. Do you support more multi-family housing in Maple Valley? If yes, where would multi-family housing be appropriate?

**Yes                      34                      No                      1**

- Around/adjacent to/aligned with commercial, light industrial, and retail development to support workers and people who live and work in those neighborhoods or developments.
- Near retail and over retail stores and shops.
- In smaller sites, such as 5 acres or less, spread throughout the city near commercial and transportation corridors.
- Only if the buildings have a few units, such as Brandon Place, which is very nice and has low impact on the surrounding neighborhood.
- Condos and townhomes are preferable to apartments because the former are owner occupied.
- We need this option for seniors and young singles. Consider “micro-houses.”
- As an adjunct to single family housing; as a buffer between single-family neighborhoods and business properties.
- Distribute multi-family units throughout the community to prevent large low income housing areas.
- Near schools, including the new high school.
- In Summit Place, but only with good design.
- In or adjacent to city center.
- In the Northwest Quadrant, but don’t use all the lands for housing.
- North of 240<sup>th</sup> near Wilderness Village or at Wilderness Village if it could be redeveloped.
- On the Brandt property.
- On the JR Hayes property.
- Near Four Corners, but allow sidewalks to lower the impact of road gridlock.
- South of Four Corners.
- Near Highway 18, Four Corners, and other “centers” of the city. Ensure walking access to stores and other services.
- Along the corridors: Kent-Kangley 516 and Maple Valley-Black Diamond Highway 169
- South of the LDS Church on Kent-Kangley (west of Goodwill).
- Combine multi-family zoning with B12 condo development near Safeway so that people can live, work, and shop in close proximity.
- By Safeway.
- On the site of the golf course.
- As long as there are limitations to ensure quality design and low impacts on surrounding neighborhoods.
- Contain in size and scope.
- Keep it to a minimum.
- Restrict low-income housing.
- Outside city limits!

6. Please include any other ideas you may have or suggestions for the City to consider as we move forward with the update to the Comprehensive Plan.
- We need to address this question: “Why would any business locate in Maple Valley?” A starting place would be to support existing businesses; find out why they are here and what they need from the City in terms of economic support.
  - Before the City decides to create employment centers, it would be wise to determine if there is a market for job in this area. The cost could be prohibitive. Land is much cheaper in the Kent Valley. Mitigation fees are extremely onerous in Maple Valley. There should be a “developer summit” to determine what types of uses/employment center opportunities are viable in the city. There are numerous municipalities that are trying to attract living wage jobs. How can the City of Maple Valley compete? What types of partnerships or incentives can the City offer to bring jobs here?
  - There needs to be a focus on marketing. Get the EDC to help make contacts with potential developers. Put our best face forward; don’t leave this job to City staff and our counsel.
  - Recognize that there are two town centers and work to develop both of them. Treat them equally and don’t play favorites.
  - Create a town center or downtown in which citizens to work, live, and recreate. High tech employment should be a major emphasis. Workforce housing is also needed throughout Maple Valley.
  - Town Center should be at the north end of Maple Valley.
  - The Legacy Site should be the new Town Center.
  - A number of concerns were expressed about traffic congestion:
    - Transportation issues will have a rally significant impact on efforts to grow economically. Make sure roads are improved.
    - Traffic plan is inadequate for the City to achieve its vision. There are not enough funds and too much of the plan depends on grant monies, which are drying up or are of insufficient magnitude to meet Maple Valley’s needs.
    - The City’s agreement with Yarrow Bay is insufficient to address the massive impacts of 6050 new homes in Black Diamond. The old Yarrow Bay traffic analysis, which both Black Diamond and Covington are relying on, is a “house of cards.”
    - Provide additional circulation routes.
    - The City needs to consider transit options since we are enclosed by state-owned roads.

- Replicate Kent's Transit Station in Maple Valley.
- The city needs more commercial buildings.
- It would be great to have a nice hotel in the city, as well as more restaurant choices.
- Maple Valley needs a hotel and conference or convention center. Such a complex would draw people and businesses to Maple Valley. Consideration should be given to use the Heritage Site or some of the properties between Lake Wilderness Lodge and the Senior Center to attract such development.
- On the Legacy Site, develop more specific plans sooner so the City has more control of what occurs there. It could become a true "city center."
- "Get moving on the Legacy Site."
- Need design guidelines for new multi-family, mixed-use development, and office space. The City should require open space for the public in exchange for these developments.
- We need to provide social and cultural components that keep our residents and their money in town.
- Embrace the trail by opening up development next to it. Don't turn the trail into private backyard spaces.
- Address the needs of the community center.
- Favor and encourage housing development that will be occupied by the owners rather than renters. A higher percentage of rentals will lead to higher turnover rates, fewer connections within the community, and a lower quality of life. This seems to be the experience of East Hill in Kent.
- Build a retirement community/center similar to the Wesley Homes in Auburn. Allow for overnight rentals to accommodate family members who visit.
- Please consider the Northwest Community Plan provided by Quadrant last year.
- Focus on the north end of town. Keep additional retail space toward the north end
- The city could use movie theaters, a Target, and "chain sit down" eateries.
- Don't sell Legacy Site to build ball fields.
- I like the City Council's mantra of "A City for All Generations." We do not need more single-family development. We need more living wage jobs. With them will come a more reliable revenue stream.

- Expand the UGA to the north.
- Continue to build community partnerships.
- While office developments may be desirable, I am not sure they will generate/provide sufficient tax revenue streams like retail does.
- The city needs light industry and more office-type business, but no more medical buildings. We also need to preserve trees even as we develop.
- Reduce impact fees to stimulate growth and development.
- The City should help with the costs of sewer and water facilities to encourage business development.